

# **ATTACHMENT 2 3911 TESTON RD**

## **CULTURAL HERITAGE IMPACT ASSESSMENT**

**JAMES CALHOUN HOUSE  
3911 TESTON ROAD  
CITY OF VAUGHAN, ONTARIO**

### **Prepared for:**

**HDR Inc.  
255 Adelaide Street West  
Toronto, ON M5H 1X9**

**ASI File: 17CH-016**

**December 2018**



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**JAMES CALHOUN HOUSE  
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CITY OF VAUGHAN, ONTARIO**

### **EXECUTIVE SUMMARY**

ASI was contracted by HDR Inc. to prepare a Cultural Heritage Impact Assessment (CHIA) of the property at 3911 Teston Road in the City of Vaughan. The subject property has historically contained the James Calhoun House, a c.1840 log cabin, which is included on the City of Vaughan's Register of Property of Cultural Heritage Value. The property was identified as part of the Cultural Heritage Resource Assessment completed as part of the Municipal Class Assessment process for proposed improvements to Teston Road. The proposed improvements involve the widening of Teston Road between Weston Road and Pine Valley Drive from a two-lane road to a four-lane road. The proposed road widening will negatively impact the subject property at 3911 Teston Road through encroachment along the northern edge of the property and the removal of existing vegetation and of a post-Second World War era structure.

A site visit to the property in November 2018 determined that the James Calhoun House is no longer standing on the property. Historical aerial photography determined that the building has not been standing since 2012-13. As part of this report, an evaluation of the cultural heritage value of the property was undertaken using the criteria in Ontario Regulation 9/06 of the *Ontario Heritage Act*. This evaluation determined that without the James Calhoun house, the property no longer retains any cultural heritage value. As such, the proposed road widening will have no impact on the cultural heritage value of the property.

The following recommendation is proposed as part of the proposed work:

1. This report should be submitted to the City of Vaughan to provide information about the status of the James Calhoun House.



## CULTURAL HERITAGE IMPACT ASSESSMENT

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### PROJECT PERSONNEL

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<i>Report Reviewers:</i>	Kristina Martens, BA, Dip. Heritage Conservation Cultural Heritage Specialist  Annie Veilleux



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## 1.0 INTRODUCTION

ASI was contracted by HDR to prepare a Cultural Heritage Impact Assessment (CHIA) for the property at 3911 Teston Road in the City of Vaughan (Figure 1). The property was identified as part of the Cultural Heritage Resource Assessment completed as part of the Municipal Class Assessment process for proposed improvements to Teston Road. The proposed improvements involve the widening of Teston Road between Weston Road and Pine Valley Drive from a two-lane road to a four-lane road. The proposed road widening will negatively impact the subject property at 3911 Teston Road through encroachment along the northern edge of the property and the removal of existing vegetation and of a post-Second World War era structure. The subject property has historically contained the James Calhoun House, a c.1840 log cabin, which is included on the City of Vaughan's Register of Property of Cultural Heritage Value.

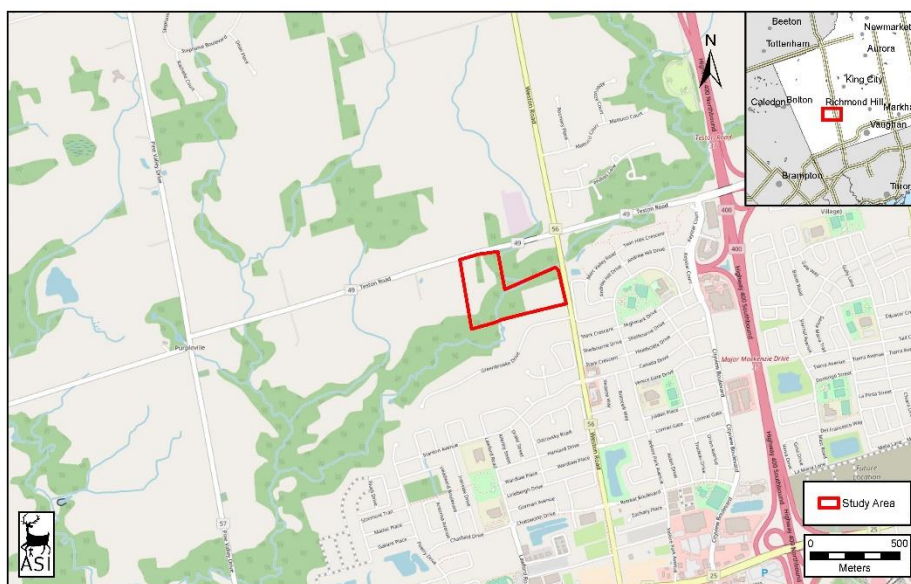


Figure 1: Location of the 3911 Teston Road (Base Map: Open Street Maps)

The research, analysis, and site visit were conducted by James Neilson under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The CHIA follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the City of Vaughan's Terms of Reference for Heritage Impact Assessments (February 2016) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to investigate, document and evaluate the property and measure the impact of the proposed road improvements on the heritage property.

This document will provide:

- a description of the proposed development;
- a description of the land use history of the property;
- an assessment of the existing conditions on the property;
- an Ontario Regulation 9/06 evaluation of the property; and
- an assessment of impacts of the proposed development on the property.



## 1.1 Location and Study Area Description

The proposed development is located at 3911 Teston Road in the City of Vaughan, Ontario. The subject property is located on the south side of Teston Road, west of Weston Road (Figure 2). The property is approximately 15 hectares and contains the James Calhoun House, which is included on the City of Vaughan's Register of Property of Cultural Heritage Value. The property is located at Lot 25, Concession 6 Vaughan, as in VA58097 EXCEPT VA64662, VA49629, PTS 1, 2 & 3, 64R2861, PTS 1 & 2 64R3247, & PT 4 EXPROP PL VA78218 in the former Township of Vaughan.

The surrounding area is primarily rural and consists of farmland, residential buildings and a tributary of the Humber River. To the south and east are modern suburban residential neighbourhoods. Teston Road is currently a two-lane paved road with paved shoulders lined with vegetation.



Figure 2: Aerial photo of the subject property

## 1.2 Policy Framework

The authority to request this Heritage Impact Assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the City of Vaughan's *Official Plan* (September 2015).

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when

certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

Section 6.0 of the City of Vaughan's *Official Plan* provides policies on the protection of the City's cultural heritage. The following have particular relevance to the completion of Heritage Impact Assessments:





- 6.1.2.1 To maintain a Register of Cultural Heritage Resources (the *Heritage Inventory*) pursuant to the Ontario Heritage Act that identifies properties that are of cultural heritage value. These properties have been identified by:
- a. Designation under Parts IV or V of the Ontario Heritage Act;
  - b. Protection through a heritage easement, entered into under the Ontario Heritage Act;
  - c. Recognition by council as having cultural heritage value;
  - d. Recognition by the Ontario Minister of Culture as a Provincial Heritage Property under Part III of the Ontario Heritage Act; or
  - e. Designated by the National Historic Sites and Monuments Board as a National Historic Site.
- 6.1.2.7 Any property worthy of designation under Part IV of the Ontario Heritage Act that fulfils one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value.
- 6.1.3.2 To promote recognition and use of heritage resources by:
- a. Recognizing and promoting heritage resources;
  - b. Supporting physical and visual linkages between cultural heritage resources and open space and natural heritage resources;
  - c. Providing access to publicly-owned heritage resources where appropriate;
  - d. Recognizing and commemorating lost heritage resources, including areas where major events occurred, important buildings, settlements and *significant* landscape features that no longer exist;
  - e. Encouraging the use of heritage resources as a means to promote education and awareness of Vaughan's past; and
  - f. Engaging in the appreciation of cultural heritage resources through programs, services, commemoration and ongoing communication.
- 6.2.2.7 To explore all options for on-site retention of heritage buildings and landscape features on *designated heritage properties* before resorting to relocation. The following alternatives be given due consideration in order of priority:
- a. On-site retention in the original use and integration with the surrounding or new *development*;
  - b. On-site retention in an adaptive re-use;
  - c. Relocation to another site within the same *development*; and
  - d. Relocation to a sympathetic site within the City.
- 6.2.4.1 That *Cultural heritage impact assessments* shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Plan, and that:
- a. The assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed *development*;
  - b. The assessment may not substitute alternative heritage values or character for those that have been approved or endorsed by the City; and
  - c. Where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.



### 1.3 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- City of Vaughan Heritage Inventory [Accessed 30 April 2018];
- Email correspondence with the City of Vaughan Cultural Heritage Coordinator, Katrina Guy [16 May 2018];
- Canadian Register of Historic Places [Accessed 30 April 2018] at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>;
- Parks Canada website (national historic sites) [Accessed 30 April 2018] at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>;
- York Region Land Registry Office; and
- Historical and genealogical records at Ancestry.com.

### 1.4 Cultural Heritage Value

3911 Teston Road is included on the City of Vaughan's Register of Property of Cultural Heritage Value for containing the James Calhoun House, a log cabin constructed in the 1840s (Figure 3).

Property Address	Name	Architectural Style	Year Built	Registered in LSHS	Part IV	Part V	HCD
1022 3911 Teston Road	James Calhoun House	Georgian	1840	✓			

<b>Address</b>		
3911 Teston Road		
<b>Con</b>	<b>Lot</b>	<b>Community</b>
6	25	TH
<b>Construction Type</b>		
log		
<b>Style</b>		
Georgian		
<b>Name</b>		
<b>Date</b>		
<b>Comments</b>		


  


Figure 3: City of Vaughan property inventory sheet.

## **2.0 HISTORICAL RESEARCH**

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Euro-Canadian settlement and land-use. The following section provides the results of this research.

The subject property is located in Lot 25, Concession 6 Vaughan, as in VA58097 EXCEPT VA64662, VA49629, PTS 1, 2 & 3, 64R2861, PTS 1 & 2 64R3247, & PT 4 EXPROP PL VA78218 in the former Township of Vaughan.

### **2.1 Township and Settlement History**

#### **2.1.1 Village of Purpleville**

The historic settlement of Purpleville is located at the intersection of Pine Valley Drive and Teston Road, two historical thoroughfares. As is indicated in *A History of Vaughan Township*, “Purpleville, like a number of communities in Vaughan, was not a village in the ordinary sense but a post office and a school” (Reaman 2004:116). The hamlet was not officially established until 1866 when the post office was opened to serve the surrounding farming community. From 1895 to 1931, the last postmistress, Mrs. Jane Stump, also kept a store. Before and after 1866, Purpleville had a school, a blacksmith shop, Orange Hall, Temperance Hall, a Methodist Church, and a hotel which served those travelling through the area along the concession roads. The Methodist Church was demolished in 1915 and in 1969 the Township of Vaughan erected a commemorative stone cairn for the Methodist congregation at Purpleville. (Crossby 1873:263; Reaman 1971:116; UMA 2006:2).

#### **2.1.2 Township of Vaughan**

The British government acquired the area comprising Vaughan Township from the Mississauga Nation as part of the Toronto Purchase in 1787. John Stegman, Deputy Surveyor, drew up a rough plan for the location of Vaughan in 1788; however, Abraham Iredell conducted the first survey in 1795 along Yonge Street. The township was not surveyed in its entirety until 1851, and the sidelines were resurveyed in 1861. The survey divided the township into eleven, north-south concessions with 200-acre lots. The exceptions were Concessions 9, 10 and 11, which were cut off in the south due to original survey line of the Toronto Purchase on the west and Yonge Street on the east. The east to west sideroads were located one and a quarter miles apart.

In 1792, Lieutenant Governor Simcoe announced a plan to attract settlers to Upper Canada. This plan offered 200 acres of land to pioneer settlers, provided they undertake certain duties in return. By 1800, all the lots on Yonge Street between the current Steeles Avenue and Langstaff Road had been granted to the first settlers in the area. Pennsylvanian German settlers from the United States settled primarily in the southeast corner of the Township.

A few communities within what is now the City of Vaughan can trace their origins back to this time period. The Town of Woodbridge has its origins with the British Crown granting the west half of Lots 6 and 7, Concession 7 to Jacob Philips and Hugh Cameron in 1802. Thornhill was established on Yonge Street between Vaughan Township and Markham Township when Jeremiah Atkinson built the first major saw mill on the Don River in 1801, and a gristmill in 1802.



Governor Simcoe and his team traveled through this area in the autumn of 1793 on their exploration of the region between Toronto and Matchedash Bay. They followed the Humber Trail from south to north, explored the area between Lake Simcoe and Matchedash Bay, and returned to Toronto following another ancient Carrying Place along the Don River.

### *Agricultural Development*

In the period between 1814 and 1860, the lots and concessions that had been previously surveyed formed the basis for the clearing of land for future agricultural development. The farms were often basic in the beginning with the 200 acre properties later evolving to include a more substantial residence either built of frame, brick or stone masonry complemented with agricultural outbuildings such as a barn, driveshed, silo, and storage sheds.

Although there was some immigration from Britain in the post War of 1812 period, the township population grew slowly until the 1820s when Crown and Clergy Reserve land became available for purchase. In the late 1820s and early 1830s there was a substantial increase in British immigration.

Smith's *Canadian Gazetteer* described the Township in 1846 as,

*In Vaughan 60,496 acres are taken up, 19,766 of which are under cultivation. This is a township of excellent land; it is well settled and contains numerous, well cleared and highly cultivated farms. The land is generally rolling, and the timber a mixture of hardwood and pine. The land is watered by branches of the River Humber. The Yonge Street Road separates the township from that of Markham. There are six grist and twenty-five saw mills in the township. Population in 1842, 4,300.*

The Township prospered economically as a farming area between 1840 and 1867 with Toronto to the south a major market. Centres of settlement developed as service and institutional communities to support the burgeoning agricultural growth in Vaughan. Churches, cemeteries and post offices were created.

What would become the historical settlement of Purpleville developed around the crossroads of Pine Valley Road and Teston Road. James Morrow settled on Lot 26, Concession 7 in 1819. He was followed by William McAleer and the Stumps family who settled on Lot 25, Concession 7. Archibald Morrow (James' son) donated some land for a schoolhouse in 1830 while William McAleer provided land to build a Methodist Church and cemetery, as well as a temperance hall in the 1840s.

During this time period, the lots surrounding Teston would have been slowly cleared of the forest as new settlers attempted to establish homes and farms for themselves and their families.

### *Township Growth*

In the period from 1850 to 1950 Vaughan witnessed the introduction of railways, improved rural-urban roadways, larger villages and towns and industrialization. This facilitated growth in population of both rural and urban communities in the Township of Vaughan. The result during this period was more established commercial-industrial centres with residential housing and institutional amenities. Improvements to water and sewage infrastructure aided development.



The Township was incorporated in 1850 as a municipal government. Although Yonge Street on the east side of the township was the principal route to the markets in Toronto to the south, two railways built through the township greatly increased market access for the farmers and contributed to the township's prosperity. Agriculture continued as the principal land use throughout the nineteenth century. Construction for the Ontario Simcoe and Huron Railway began in 1852 and the line was opened through Vaughan Township in 1853 with a station in Concord. It was renamed the Northern Railway Company in 1858, and later became part of the Grand Trunk Railway and then Canadian National Railway c. 1920. The Toronto, Grey and Bruce Railway was opened through the west part of the Township in 1871.

### *Urbanization*

After World War II an influx of immigration occurred in the Township, and the process of urbanization of the land began in the south and gradually moved northward. Highway 400 was built north to south through the western part of Vaughan Township in the late 1940s. By 1950, the City of Vaughan especially south of Major Mackenzie Drive saw an increase in suburban development through tract housing projects combining detached and semi-detached housing. Associated municipal services in the form of education facilities and developed parks and recreation facilities followed. Slowly, the active family-owned farms were purchased early in this period by the development industry for potential commercial, industrial and residential development. While the period after World War II saw an influx of immigration in Vaughan Township, the process of the urbanization of the land began in the south. Urbanization of the Township slowly moved northward from Steeles Avenue. In 1971, the new regional government of York Region was established and Vaughan Township merged with the Village of Woodbridge to form the Town of Vaughan. That same year, the Police Village of Thornhill ceased to exist and the community was divided between the newly created Towns of Markham and Vaughan in the Regional Municipality of York Act. In 1991, it officially changed its legal status to City of Vaughan.

The Province of Ontario acquired land in Vaughan Township as part of the Parkway Belt West Plan in the mid 1970s under the provisions of The Parkway Belt Planning and Development Act, 1973. The Plan was implemented in 1978 for the purposes of creating a multi-purpose utility corridor, urban separator and linked open space system with public use area designated for public open space and buffer area, utility, electric power facility, road, and inter-urban transit. In Vaughan it was located east to west from Highway 400 to Yonge Street between Steeles Avenue and Highway 7 to Dufferin Street, and then northeastward to Richmond Hill and Yonge Street. The principal north roads were improved as development moved northward. In the late 1990s, Highway 407 was built east to west through the southern part of the City of Vaughan in the Parkway Belt West lands with interchanges at the principal north-south roads; Highway 7 became a regional arterial road.

The City of Vaughan has continued to evolve through the urbanization of the agricultural lands and intensification of the former nineteenth-century hamlets and villages. Echoes of its early centres of settlements still remain, with names such as Carrville, Coleraine, Elder Mills, Nashville, Patterson, Pinegrove, Purpleville, Richvale, Teston and Vellore. At the same time the larger historical centres of settlement, such as Thornhill and Woodbridge, grew correspondingly as new families moved to more affordable, larger residential properties and sought commercial centres. New nodes of residential and commercial areas have begun to emerge as a result of the development.



## 2.2 Land Use History

The following land-use history is based on a combination of land registry records, historic mapping, census records and local history resources.

### 2.2.1 3911 Teston Road

The property at 3911 Teston Road is located within Lot 25, Concession 6 West of Yonge Street in the former Township of Vaughan.

The crown patent was granted for Lot 25, Concession 6 West of Yonge Street to Thomas Adams, in 1833. Adams sold the 200-acre property to John Calhoun Sr. in 1836. According to the 1851 Census, Calhoun Sr. was a farmer. In 1842, he subdivided the 200-acre property, selling 70 acres to William McAleer. The remainder of the property remained in the Calhoun family and around this time, Calhoun built a log cabin on the property. The property was sold from Calhoun Sr. to John Calhoun Jr. in 1860. The 1860 *Tremaine Map* lists John Calhoun Jr. as the owner of the lot and depicts a house on the property that likely refers to the James Calhoun House (Figure 4). Calhoun Jr. is noted as a farmer in the 1871 Census. According to the 1878 *Illustrated County Atlas* (Figure 5), the property was attributed to James Calhoun, though he is not listed as an owner of the property in the Vaughan land abstracts and further information about his significance to the community could not be determined.

According to the land abstracts, Calhoun Jr. sold the property to David Murray in 1879 and the property remained in the Murray family until 1910. Murray owned lots to the north, south and east of Lot 25 when he purchased the property and was noted as a farmer in censuses throughout the nineteenth century. In 1910, Murray sold the property to Neil Malloy. The 1914 National Topographic Survey (NTS) Map shows the property as it likely looked when it was sold to Mr. Malloy, with the James Calhoun House to the south of Teston Road on the bank of a creek that splits in two on the property (Figure 6). Albert Ireland purchased the property in 1919, selling it to Mary C. Ross in 1936. The 1940 NTS Map shows the property at this time, with no changes from how it would have looked in 1914 (Figure 7)

J. Wilfred Tesky purchased the property in 1955. Province-wide aerial photography was produced in 1954 and shows the property in much greater detail than previous maps (Figure 8 and Figure 9). The property appears to have four buildings. Two buildings appear in a similar location to the James Calhoun house depicted in the 1914 and 1940 NTS maps and likely consist of the house and neighbouring barn, which is extant today. A straight treelined driveway connects Teston Road to these buildings. The other two buildings are situated on the northern edge of the property along Teston Road, on the west side of the driveway and are extant today. These buildings were likely constructed around this time as their building styles are consistent with post-Second World War structures. The creek and associated vegetation are present to the south and east of the buildings.



The property has remained in the Tesky family since 1955. Aerial photography from 2002 shows the property as largely unchanged over the previous sixty years. The James Calhoun House, the barn and two post-Second World War buildings are visible along with the treelined driveway. The creek and associated vegetation is present to the south and east of the buildings. According to aerial photography, the central house and barn were demolished between 2012 and 2015 (Figure 10 and Figure 11).

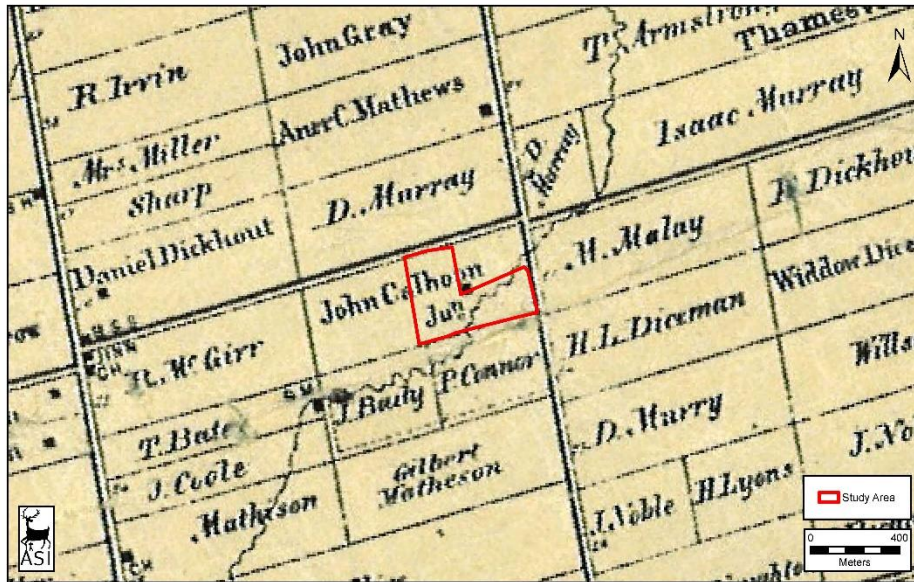


Figure 4: 1860 Tremaine Map (Tremaine 1860)

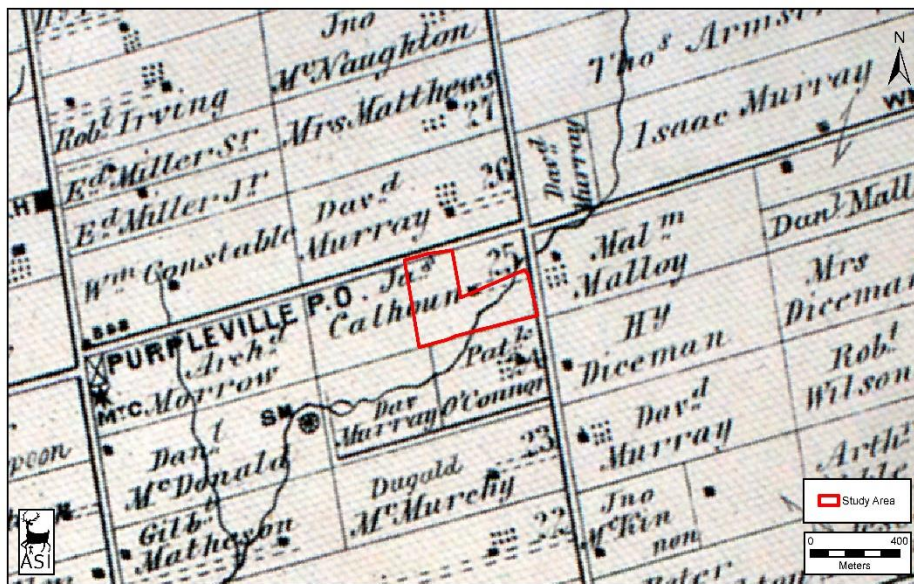


Figure 5: 1877 Illustrated County Atlas Map (Miles & Co. 1878)



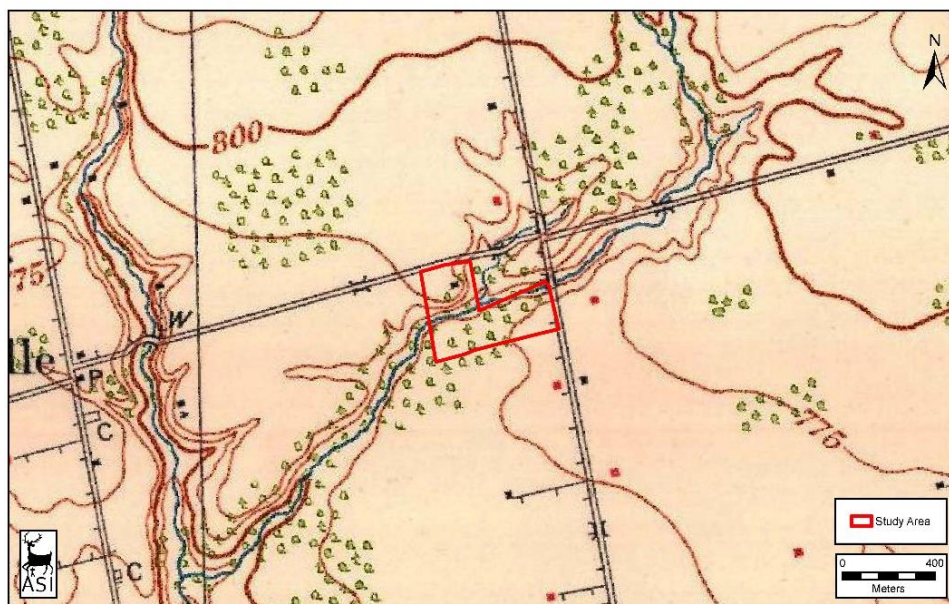


Figure 6: 1914 NTS Map (Department of Militia and Defence 1914)

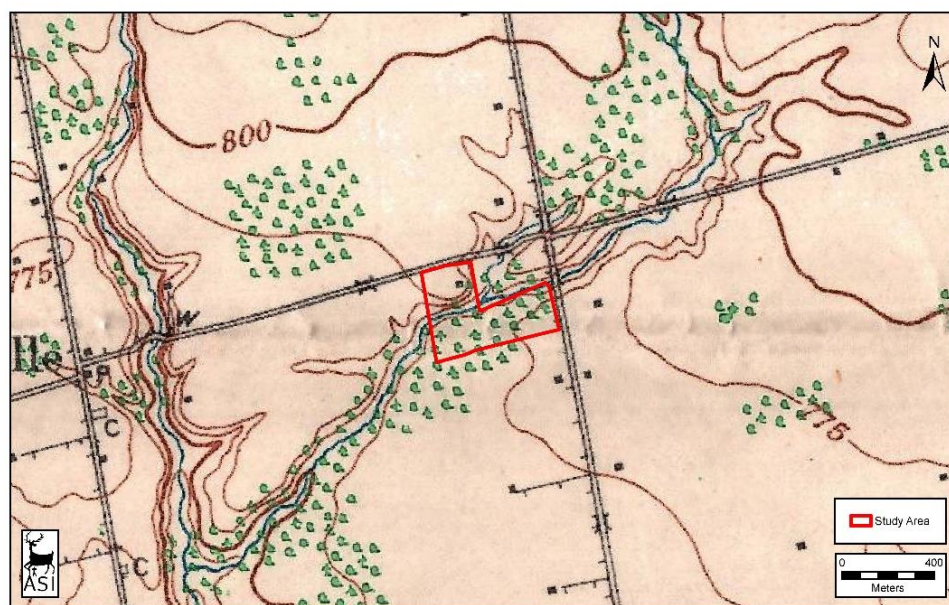


Figure 7: 1940 NTS Map (Department of National Defence 1940)



Figure 8: 1954 Aerial Map (University of Toronto 1954)

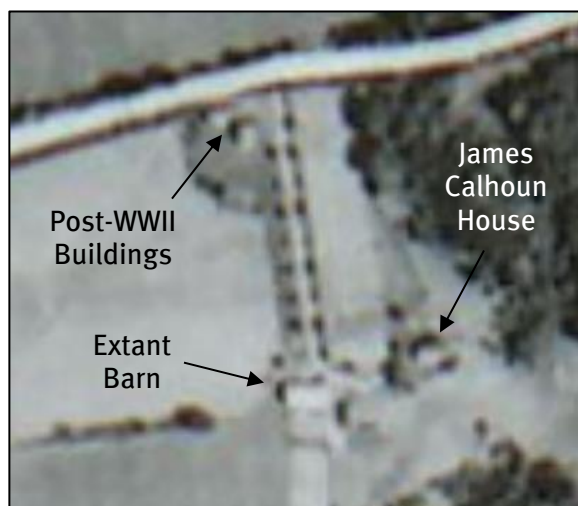


Figure 9: 1954 Aerial Map (University of Toronto 1954)

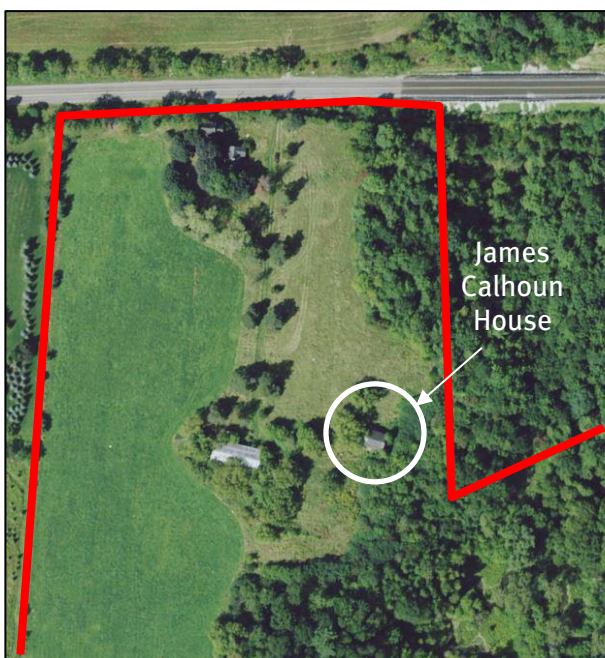


Figure 10: 2012 aerial photo (Google)

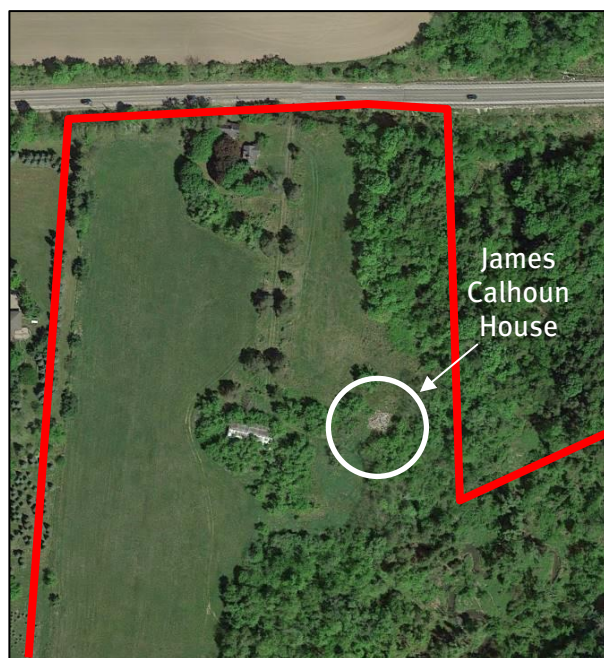


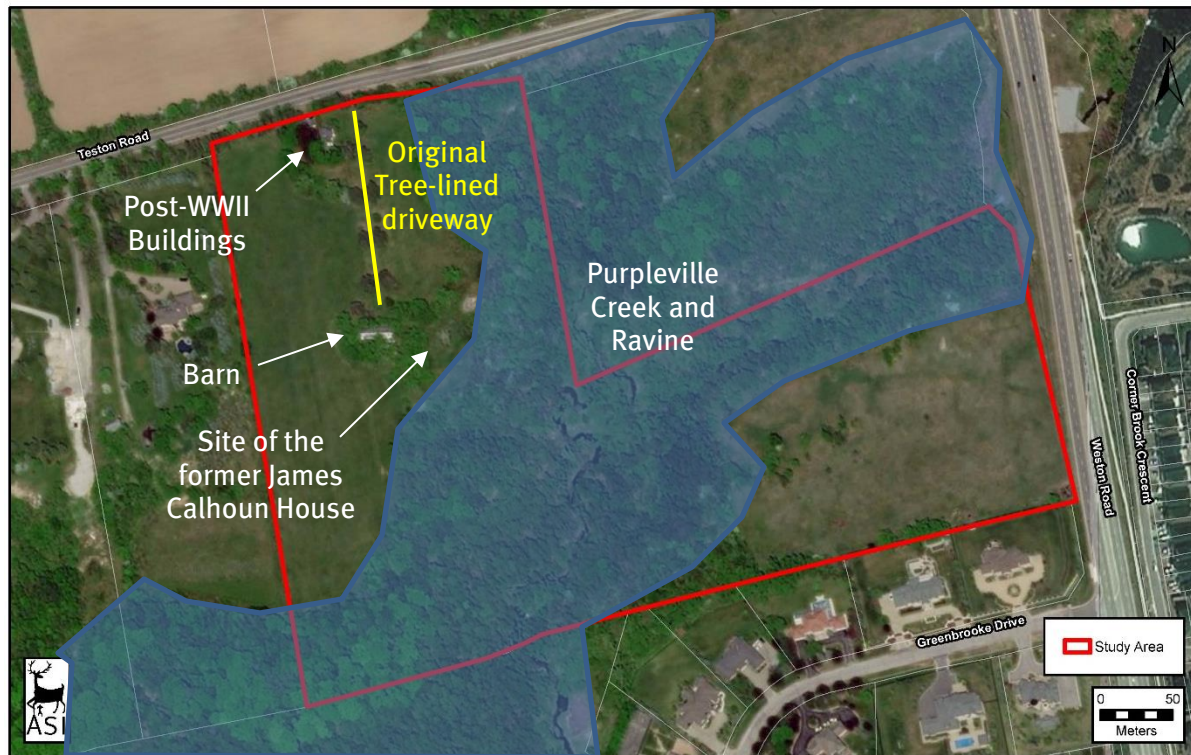
Figure 11: 2015 aerial photo (Google)

### 3.0 EXISTING CONDITIONS

#### 3.1 3911 Teston Road

A field review was conducted by James Neilson, Cultural Heritage Specialist at ASI on 12 November 2018 to survey and document the property at 3911 Teston Road.





The subject property is located on the south side of Teston Road, west of Weston Road. The L-shaped property is divided by the Purpleville Creek and its forested ravine. On the west side of the ravine is the historical settlement area of the property, while the other portion of the property has never been developed and consists of an empty field. The property currently consists of a vacant residential building, a vacant garage and a barn in a poor condition. The residential building and garage had its windows and doors boarded up, which did not allow access to their interiors. Large piles of debris were situated in front of the vacant residence, making most of the front of the house inaccessible. The agricultural fields on the property have been maintained.

The site visit confirmed that the James Calhoun House is no longer standing (Figure 12 and Figure 13). Today, the building consists of a pile of debris (mostly consisting of wood beams, planks, and the stone foundation) on the site of where the log building once stood. There was no indication of the reason for its current state (ie. fire or collapse). To the west of the former house is a large wooden barn with wooden siding, a corrugated metal gable roof, with a garage entrance on the north side. The barn is in a poor state with large portions of the wood siding removed, missing or replaced (Figure 14 to Figure 17).



Figure 12: Site of the former James Calhoun House



Figure 13: Debris from the former James Calhoun House





Figure 14: North and west elevations of the barn



Figure 15: West elevation of the barn



Figure 16: South elevation of the barn



Figure 17: East and north elevations of the barn

The two other buildings on the property are situated on the property's northern edge. The residential building is a one-and-a-half storey structure with wooden siding, an L-shaped plan with a gable roof and a shed dormer in the rear (Figure 18 to Figure 21). The building has a brick chimney topped with concrete and poured concrete foundations. The building has central entrances on both the front and back elevations, with a small flat wooden porch roof is situated above the front entrance the back entrance situated within a small one-storey rear addition. The rectangular shaped brick chimney is internal and protrudes through the middle of the house at the peak of the gable. Apart from the visible presence of wooden sills, the style and materials used for the fenestration of the residence could not be determined due to the presence of plywood on all windows and entrances. The style of the building is consistent with a post-Second World War aesthetic, and mapping and aerial photos have confirmed a 1940-1954 construction date.





Figure 18: East elevation of post-Second World War residence



Figure 19: South and east elevation of post-Second World War residence



Figure 20: West elevation of post-Second World War residence



Figure 21: North elevation of post-Second World War residence

The garage is located to the northwest of the residence. It is a two-storey structure with a one-storey addition on the east elevation. It is clad in wooden siding, has a rectangular plan and a gable roof (Figure 22 to Figure 26). A pedestrian entrance is located on the south elevation and wooden garage doors are located on both the north and south elevations. Fenestration with wooden sills is found on the first and second storeys. The siding on the north elevation was severely damaged above the garage door exposing the wooden structure behind the siding. The style of the building is consistent with a post-Second World War aesthetic, and mapping and aerial photos have confirmed a 1940-1954 construction date.





Figure 22: North elevation of the garage



Figure 23: West elevation of the garage



Figure 24: East elevation of the garage



Figure 25: South elevation of the garage



Figure 26: Damage above the garage door on the north elevation.

### 3.2 Landscape

Historically, the property has been accessed by two driveways connecting the property to Teston Road. Neither driveway is currently maintained. The easternmost driveway has been in place since at least 1954 and would have extended to the James Calhoun House and associated barn (Figure 27). While some of the trees that originally lined this driveway are still present on the property, there was no visible sign of this driveway during the site visit (Figure 28).

Vegetation on the property consists of a mix of deciduous and coniferous trees along that line the property boundary along Teston Road and the ravine through the middle of the property which divides the property into two portions (Figure 29). Apart from the dense vegetation within the ravine, a few coniferous trees



remain from the aforementioned tree-lined driveway and a mix of deciduous and coniferous trees are clustered around the residential building, garage and barn. The area surrounding the residence and garage consisted of piles of building debris, which obscured any potential landscaping or circulation networks associated with the front of the residence. The origin of the building debris could not be determined, though aerial photos of the property suggest that the debris was likely brought from off site within the last year. The remainder of the property consists of agricultural fields which have been recently plowed (Figure 30).



Figure 27: Driveway to the property



Figure 28: Tree-lined driveway (right) leading to the former James Calhoun House and barn.



Figure 29: Ravine vegetation and agricultural fields



Figure 30: View of the property from the south.

## 4.0 CULTURAL HERITAGE VALUE

### 4.1 Ontario Regulation 9/06 Evaluation

**Table 1: Evaluation of 3911 Teston Road using Ontario Regulation 9/06**

1. The property has design value or physical value because it:		
<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	No	The property at 3911 Teston Road is not known to meet this criterion. The James Calhoun House has been demolished and its neighbouring barn is a typical wooden barn structure that does not express significant design or physical value that would make it a rare, unique or representative agricultural building. The date of construction of the barn could not be ascertained to determine if it is an early example of a barn structure. The post-Second World War residential building and garage do not reflect a

**Table 1: Evaluation of 3911 Teston Road using Ontario Regulation 9/06**

		rare, unique, representative or early example of post-Second World War style, type, expression, material or construction method.
ii. displays a high degree of craftsmanship or artistic merit, or;	No	The property at 3911 Teston Road is not known to meet this criterion. The remaining buildings on the property do not appear to display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	The property at 3911 Teston Road is not known to meet this criterion. The remaining buildings on the property do not appear to demonstrate a high degree of technical or scientific achievements.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The property at 3911 Teston Road is not known to meet this criterion. The property is associated with James Calhoun, who built the original house on the property. As the house was recently demolished, the connection between James Calhoun and the property has been diminished. Furthermore, no information confirming the significance of James Calhoun to the community could be found.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	The property at 3911 Teston Road is not known to meet this criterion. The property does not appear to yield or have the potential to yield information that would contribute to an understanding of the community or a specific culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property at 3911 Teston Road is not known to meet this criterion. The architect of the existing buildings is unknown.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	No	The property at 3911 Teston Road is not known to meet this criterion. The removal of the James Calhoun House from the property has eroded the cultural heritage value of the property as it historically defined, maintained and supported the character of the area. Furthermore, while there are extant features of the rural property, including the barn and remnant trees from the unmaintained driveway, the significance of these features is limited without the context of the James Calhoun House and as such, the

**Table 1: Evaluation of 3911 Teston Road using Ontario Regulation 9/06**

		eroded rural character of the property does not define, maintain or support the character of the surrounding area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	No	The property at 3911 Teston Road is not known to meet this criterion. The loss of the James Calhoun House has severed the property's physical, visual and historical link to its surroundings. While the property is rural and its fields have been maintained, the extant barn is not actively in use and the property does not appear to have a significant agricultural function.
iii. is a landmark.	No	The property at 3911 Teston Road is not known to meet this criterion. The property is not a landmark.

## 5.0 PROPOSED DEVELOPMENT

### 5.1 Proposed Work

ASI has reviewed plans and drawing by HDR Inc., dated 20 April 2018 (See Figure 31 and Appendix A). The proposed improvements involve the widening of Teston Road between Weston Road and Pine Valley Drive from a two-lane road to a four-lane road. The proposed road widening will negatively impact the subject property at 3911 Teston Road through encroachment along the northern edge of the property and the removal of existing vegetation and the garage.

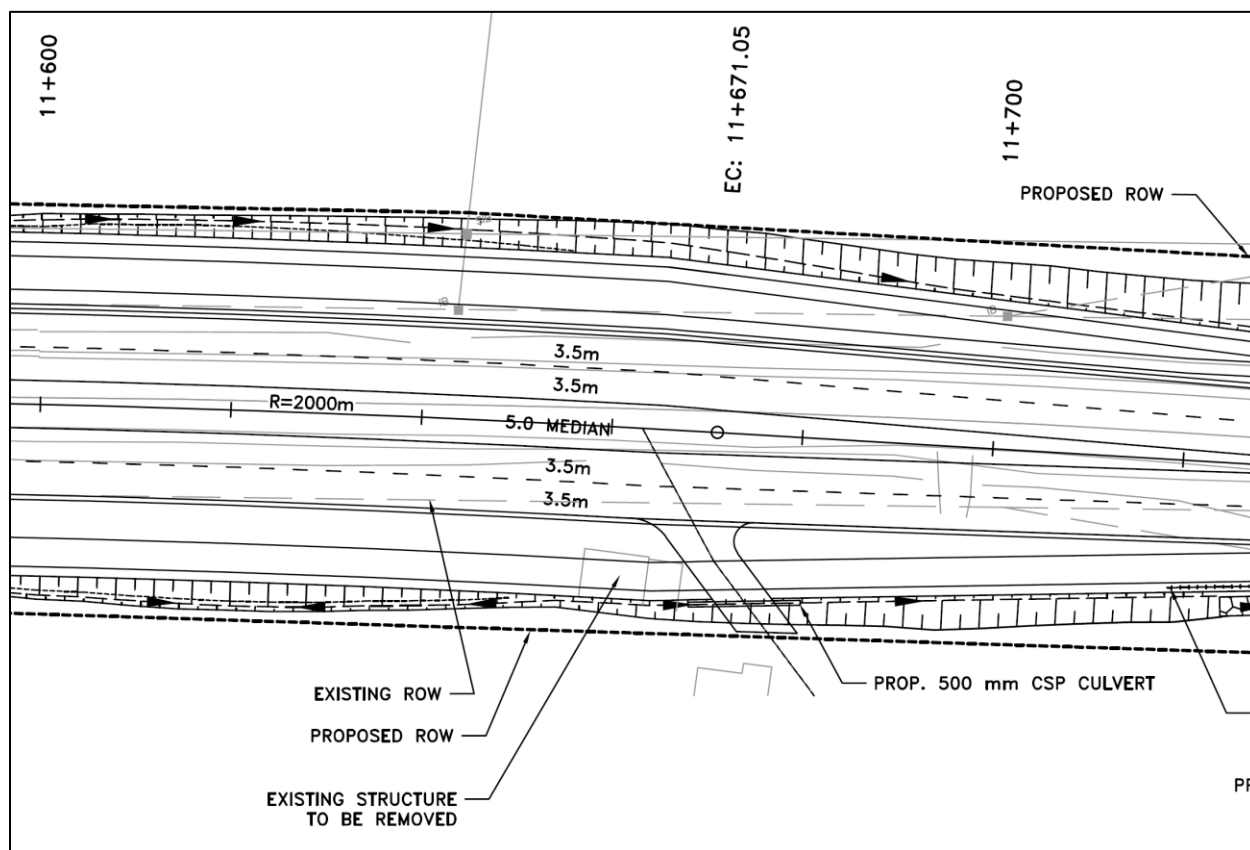


Figure 31: Proposed road widening showing the existing garage structure to be removed (HDR)

## 5.2 Impact Assessment

The property at 3911 Teston Road is listed on the City of Vaughan's heritage inventory because of the James Calhoun House, a log structure built c.1840. The log structure is no longer extant and a review of aerial mapping indicates that the structure has not been standing since 2012-13. Application of the criteria set out in Ontario Regulation 9/06 of the *Ontario Heritage Act* determined that the property no longer retains cultural heritage value or interest. As such, the proposed road widening will have no impact on the cultural heritage value of the property.

## 6.0 CONCLUSION

The proposed improvements involve the widening of Teston Road between Weston Road and Pine Valley Drive from a two-lane road to a four-lane road. The proposed road widening will negatively impact the subject property at 3911 Teston Road through encroachment along the northern edge of the property and the removal of existing vegetation and of a post-Second World War era structure. However, the proposed improvements will have no impact on the cultural heritage value of the property as the property's cultural heritage value derived from the James Calhoun House, which was demolished in 2012-13. Furthermore, no other structures on the property are included or worthy of inclusion on the City of Vaughan's Register of Property of Cultural Heritage Value based on an evaluation of the property's existing conditions using the criteria found in Ontario Regulation 9/06 of the *Ontario Heritage Act*. As such, the proposed road widening will have no impact on the cultural heritage value of the property.

## 6.1 Recommendations

The following recommendation is proposed as part of the proposed work:

1. This report should be submitted to the City of Vaughan to provide information about the status of the James Calhoun House.



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2006 Cultural Heritage Resource Assessment Report: No. 4333 Teston Road, West Part Lot 25, Concession 6, Former Vaughan Township, City of Vaughan, Ontario.

